

Stormwater Management

410-887-3768

April 11, 2018

Morris & Ritchie Associates, Inc.
3445-A Box Hill Corporate Center Drive
Abingdon, MD 21009
Attn: Ms. Amy DiPietro, P.E.

Re: Tradepoint Atlantic Maintenance Yards C/D
Fee-in-Lieu for Redevelopment
Baltimore Harbor Watershed
EPS Project ID: M180081
EPS Tracking Number: 07-18-2697

Dear Ms. DiPietro,

We have reviewed your March 26, 2018 request that the paving of the Maintenance Yards C/D should be considered a maintenance activity. We disagree with that conclusion. We concur that the site was impervious prior to the paving of the 5.25 acres based on the borings by D.W. Kozera, Inc. We also concur that the site is not an appropriate location for the use of traditional stormwater management practices given the approximate 30 feet of dense slag.

Based on a review of the borings, the site was never paved in the past, therefore the paving was an "improvement" to the site under the definition of Redevelopment in Section 33-4-10 (hh) of the County Code. Therefore, under Section 33-4-105 (e) Redevelopment Sites, the Department has determined that a fee-in-lieu is the appropriate solution for this site.

The paved area is 5.25 acres. The required fee is based on 50% of the impervious area or 2.625 acres. A payment shall be made to the Stormwater Management Fund in the amount of \$126,000.00 or \$48,000.00 per on-site impervious acres. This is the rate for non-residential properties inside of the Urban Demarcation Line. The payment should be in the form of a check payable to Baltimore County Maryland and should be submitted to the Office of Finance and Administration of this Department.

If you have any further questions, please call 410-887-3768.

Very truly yours,

/signed/

James A. Markle, P.E., Manager
Stormwater Management
Department of Environmental Protection and Sustainability

JAM:jcm

c: Finance and Administration
David Lykens – Deputy Director of EPS
Matt Gawel – Inspection and Enforcement
Brady Locker - PAI
John Martin - TPA
Chris Mudd - Venable